



World's End Residents' Association

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Minutes of a WERA Committee Meeting held on Tuesday, 6th of July 2004 at 7pm in the WERA Clubroom, 16 Blantyre Street

Present:	Jules Montero (Secretary) Kaz Gasior John Rendall Eryl Humphrey Jones	Joy Laven Marye Kenton Isabel Neves
In attendance:	Tim Crumpton (Resident Liaison Officer, Cosmur) Gary Riley (Estate Manager)	
Apologies:	Margaret Grayling (Treasurer)	

		Actions
	JM chaired the meeting.	
1.	Apologies	
	The above apologies were accepted.	
2.	Walkways Major Works Issues	
2.1	JM stated that MG had attended the last walkways site meeting and had reported that the issues WERA had previously brought up were being dealt with.	
2.2	JM stated that he had been informed that Triflex had inspected the work and were satisfied with its quality. TC explained that Triflex had inspected the work, and the manner in which it had been carried out, and confirmed that they were satisfied with the new walkway surface and would guarantee it.	
2.3	JM stated that he had been told that the contractor had encountered some problems accessing some properties on the estate. TC explained that this was the case, but that out of the 200 affected properties they had gained access to 196. Access to the remaining 4 properties was being sought with the help of the TMO. TC explained that the access was required to switch the flats to the new electricity supply.	
2.4	JM asked whether Cosmur would be carrying out the remedial work to Upper Whistler Walk. TC stated that he knew nothing of this and that it was not part of Cosmur's current contract. JM said he would query what progress had been made with respect to Upper Whistler Walk. GR offered to do the same.	JM / GR
2.5	EHJ stated that she had reported several blocked drains on the walkways in which work was being carried out. TC said he was aware of two blocked drains. JM asked whether they had run cameras through the drains as previously suggested. TC stated that this had not been possible due to the drain's design. TC explained that they now planned to carry out mechanical cleaning of the drains followed by a jet wash and drainage test. EHJ suggested that the blocked drains may have come about as a result of contractors sweeping dirt and debris into the drains. TC explained that whilst this may have happened in the past, the drains were now being taped up whilst the walkways were being worked in to avoid this happening. Several committee members pointed out the long-standing problems of pooling and poor drainage on the walkways. TC said that he was surprised the problem was so severe but admitted that the existing drains were not ideally sited.	

- 2.6 JL queried the “shiny” walkway surface. TC stated that this had been looked at and was considered acceptable by Triflex, Shreeves and RBK&C. TC again stated that Triflex were happy with the way the walkway surface had been laid and the finished product.
- 2.7 JR asked who was now monitoring the work. TC stated that the new Clerk of Works, Gary Killick, was monitoring the work.
- 2.8 JL raised the issue of uneven walkways. TC admitted that the walkway surface was often uneven following the removal of the old walkway “tiles” and that in some cases they had carried out additional work to level the surface before laying the Triflex.
- 2.9 Several committee members asked whether the section of Dartrey Walk with ceramic tile flooring was covered by the current works. TC stated that he thought it was not.
- 2.10 Several committee members asked how the walkway surface could be kept clean. TC stated that in his opinion a mild detergent, clean water and a stiff broom should be enough to keep the walkway surface clean.

TC was thanked for attending and then left the meeting.

3. Minutes of Previous Meeting/Matters Arising

3.1 Minutes of the meeting of the 22nd of June 2004

JM noted that an action to thank the Al-Anon group for their donations to WERA had been omitted from the previous minutes.

The minutes of the meeting of the 22nd of June were then accepted as correct.

Action 2.3 – JM had liaised with GR with regards to a meeting with the new repairs contractor. GR was still awaiting a date on which the new repairs contractor would be available for a meeting.

JM / GR

Action 3.3 – JM asked whether the committee was in favour of the ankle rail in the garden behind Blantyre Tower. It was agreed that this was a good idea.

Action 5.3 – JM had passed the committee’s comments on the CCTV proposals and the use of CCTV on the estate in general, back to Floyd White.

Action 5.3 – JM had asked Vera Gajic at RBK&C for notes of the public meeting in Park Walk. Vera had sent these through to WERA. EHJ confirmed that she had also received a copy.

Action 5.4 – JM had queried the Community Alarm Service outage with Valerie Sharples. It had been suggested at the previous meeting that this had been caused by the electricians working on the walkways. Valerie had forwarded the query to Shreeves. There had been no further replies.

Action 5.5 – JM had emailed Terry Guppy asking that the garden contractors not use the new passenger lifts.

Action (omitted) – JM had written to the Al-Anon Families group thanking them for their donations to WERA.

4. EMB

4.1 JM explained that whilst trying to arrange a meeting between the WEMO board, RBK&C and the TMO that the TMO (and Damien Roche, the TMO’s policy manager in particular) had asked to know the opinions of those WERA committee members not serving on the WEMO board. Damien was particularly keen to find out what these committee members thought of the proposal to establish an EMB on the estate.

4.2 JM noted that he had reminded both RBK&C and the TMO of the result of the committee’s last vote on the subject of WEMO. JM also noted that, of the half dozen WERA committee members concerned, only one was in attendance at this current meeting.

4.3 JM asked MK whether she had any opinions on this matter. MK said that she thought that the EMB proposal was generally a good idea. JM said he would pass this back to Damien Roche. JM offered to give MK Damien's details after the meeting should she wish to discuss the proposal further with someone at the TMO. JM

4.4 JM said he would contact the other WERA committee members concerned about their opinion of the EMB proposal. JM

5. Meetings Attended

5.1 *Noise Nuisance Meeting*

MG and HM attended this meeting. The meeting had discussed anti-social behaviour in general and had been attended by several parties including social services, noise nuisance and the police. One of the issues that had arisen at the meeting was the police's apparent inability to properly police the estate's gardens. This was apparently due to the fact that they were private property. The Council were looking at ways to address this by the use of by-laws.

5.2 *West Chelsea Initiative*

MG attended this meeting. The meeting had decided to support the proposal to refurbish the World's End Piazza and would be inviting Mark Conyer's to a future meeting to discuss it further. JM said that he believed that the initiative would now be carrying several walkabouts of the locality in order to identify problems that it could deal with.

5.3 *Major Works Site Meetings (Walkways)*

See item 2 above.

5.4 *TMO Board Election Ballot Count*

JM said he attended the ballot count held the previous evening. MK had also attended. JM said that he had found the event quite interesting and had taken the opportunity to discuss several issues with the TMO officers and board members present. GR said he would forward the election results to the committee.

6.0 Meetings to be Attended

6.1 *Major Works Site Meetings (Lifts)*

JM stated that the next lifts site meeting was planned for Thursday, 8th of July and would be held at 10am in the WERA Clubroom. Several ongoing issues were raised including the poor cleaning of the new lifts' tracks and floors and the lack of non-smoking notices in the lifts. GR explained that it had now been agreed that sacrificial floors would be used until the works were complete. Once all lifts had been renewed the sacrificial floors would be removed and the "proper" floors installed.

6.2 *Major Works Site Meetings (Walkways)*

JM stated that the next walkways site meeting was due to take place on the 29th of July at 10am in the WERA Clubroom.

7. Residents' Issues

MK stated that a glass panel on the door to Dartrey Tower had been broken and had yet to be glazed. GR asked whether MK had reported this to Customer Services, MK said she had not but would. GR said he would also check whether the matter had been reported by his staff.

8. WEMO Update

JM explained that WEMO was trying to arrange a meeting between the WEMO board, RBK&C and the TMO to further discuss the EMB proposal. This had led to Damien Roche's request for the

opinions of those WERA committee members not serving on the WEMO board (see item 4).

9. **Any Other Business**

9.1 JL asked whether the estate staff had been able to identify those removing posters from the notice-boards in the lift lobbies. GR said that they had not been able to identify the culprit(s).

9.2 JL asked whether any further any progress had been made in identifying people acting in an anti-social manner in the new passenger lifts. GR said that he was aware of several incidents and that these were still being investigated.

9.3 GR suggested inviting Phil Howell from the cleaning contractors to the next meeting. This was agreed. GR suggested that if JM could let him know what other people the committee would like to meet with he would be more than happy to arrange it.

JM

10. **Date of Next Meeting**

The next WERA meeting is scheduled to take place on Tuesday, 20th July at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair